

MINUTES
LEXINGTON COUNTY PLANNING COMMISSION
May 19, 2016

The Lexington County Planning Commission held its regular meeting on Thursday, May 19, 2016 at 9:00 a.m. in the Council Chambers on the second floor of the County Administration Building. Attendance for the meeting was as follows:

Members Present:

Michael Shealy
Robert Spires
Lee Matthews
Keith Myhand
Andy White
Pat Dunbar

Staff Present:

Holland Leger
Sharon Willis
Robbie Derrick
Rebecca Conway
Ralph Ford

Members Absent:

Rock Lucas
Megan Hutto

Others Present:

Catherine Lempesis
Angela Kennerly
David Brandes
Pat Connolly

The meeting for May 19, 2016 was called to order at 9:00 a.m. by Vice-Chairman Andy White. Robert Spires gave the invocation for the meeting.

Minutes: Vice-Chairman White stated that the next item on the agenda was the minutes from the February 18, 2016 meeting at Tab A. Pat Dunbar made the motion to approve the minutes and Michael Shealy seconded the motion. There was no further discussion and the unanimous vote for approval of the February 18, 2016, minutes was as follows:

<u>In Favor:</u>	Spires	<u>Opposed:</u>	none	<u>Not Present:</u>	Hutto
	White				Lucas
	Matthews				
	Shealy				
	Dunbar				
	Myhand				

Activity Reports: Vice-Chairman White stated that the next few items on the agenda were the Activity Reports at Tabs B, C, and D. Holland Leger stated that in February we announced that Alan Rickenbaker had been nominated for Employee of the Fourth Quarter 2015. Alan was then selected by Administration to receive the award as Employee of the Fourth Quarter of 2015. Finally and during the Lexington County Employee Banquet held on April 15, 2016, Alan and the other three recipients of the Employee of the Quarter Award were recognized and at that time Alan Rickenbaker from Planning and GIS was chosen as Employee of the Year for 2015. The staff and I of Planning and GIS firmly believe that Alan represents the Department well and are very proud of his success, while at the same time thought this recognition was noteworthy enough to share with the Commission.

Vice-Chairman White asked if there was any discussion or comments on the Activity Reports for February, March and April. Mr. Leger stated that for the month of April there was a significant jump in activity and the single family residential permits issued came to a total of 196.

Vice-Chairman White asked if there was any discussion for the Development Activity Report at Tab E or if it was an explanation of the previous activity reports.

Vice-Chairman White continued with the Pipeline residential lots at Tab F. Mr. White stated that 38 lots were added in April and these lots were located in Madison Park Phase 1.

Review of Zoning Ordinance Activities: Vice-Chairman White stated that the next item on the agenda was the review of zoning ordinance activities. Holland Leger stated that Robbie Derrick will be presenting this to the commission.

Mr. Derrick stated that in September of 2015 County Council amended the Zoning Ordinance to include a Neighborhood Appearance District to address residential property maintenance concerns. This was adopted for Council District 6 and 7 and was approved as a 1 year-long pilot program.

Some of the issues addressed were total legal residence and rental properties in the area. There were several complaints including swimming pools, uncultivated vegetation / unkempt yards, exterior storage, structural disrepair and maintenance and also properties with multiple issues. Our Lexington County Sheriff's Dept. Codes Enforcement office is addressing some of these issues. Zoning staff has received positive feedback during this program and other Council Members have stated interest in being included in this program. Expansion to this program is expected within the next six months to a year.

Private Road Subdivision: Vice-Chairman White stated that the next item on the agenda was the private road subdivision request of Crockett Road, existing private road, and property of Carroll Barker located at Tab G. Rebecca Conway presented this to the Commission along with photos, aerials and maps. Mrs. Conway stated that Mr. Barker's sister, Pat Connelly and a co-worker David Brandes are available for any questions.

Carroll Barker and his 3 siblings inherited a 1.08 acre lot on Lake Murray on a private paved portion of Crockett Road. They would like to subdivide the lot into 2 lots in order to sell the existing house and retain the lot with the small shed. There are a total of 15 lots which have access to the private road; however, 4 of the 15 lots belong to one owner with a house in the middle of them and the lots may never be developed separately. Although this road is paved, it was not constructed to Lexington County standards and therefore Planning Commission's approval is required for this subdivision request. It appears that Crockett Road Private portion lies within a 20 foot-wide easement across the lots.

After a brief discussion, Lee Matthews made the motion to recommend approval of the Private Road Subdivision request of Crockett Road and Michael Shealy seconded the motion. With no further discussion the vote to approve the Crockett Road Private Road Subdivision request was as follows:

In Favor: Spires
White
Matthews
Shealy
Dunbar
Myhand

Opposed: none

Not Present: Hutto
Lucas

Private Road Subdivision: Vice- Chairman White stated that the next item on the agenda was the private road subdivision request of Villawood - Kimmey Road (existing), property of William Robinson and Angela Kennerly located at Tab H. Rebecca Conway presented this to the Commission along with photos, aerials and maps.

William Robinson and Angela Kennerly bought Lot 10 (4.82 acres) together in the Villawood Private Road Subdivision in May 2014. Villawood Subdivision was approved as a 15 lot private dirt road subdivision in 1982 although currently there are 24 or 25 lots using this dirt road for access. In July 2014, Angela deeded all of her interest in Lot 10 to William Robinson. On April 7, 2016, William Robinson deeded a portion, Lot 10-B (Exhibit A) back to Angela. The plat of Lots 10-A and 10-B was approved in 2014 “for mortgage purposes only”, not for subdividing. Angela needs to have the subdivision of Lot 10 approved by the Planning Commission in order to pursue a refinance from her credit union.

After discussion about the request, Michael Shealy made the motion to recommend approval of the request for the Private Road Subdivision of Villawood and Pat Dunbar seconded the motion. There was no further discussion and the vote to approve the motion for the private road request was as follows:

In Favor: Spires
White
Matthews
Shealy
Dunbar
Myhand

Opposed: none

Not Present: Hutto
Lucas

Subdivision Bonds: Vice-Chairman White stated that the next item on the agenda was Subdivision Bonds at Tab I. Holland Leger indicated that this was for information only.

Road Classifications: Vice-Chairman White stated that the next item on the agenda was road classifications for February and March 2016 at Tab J and for April 2016 at Tab K. Mr. White asked if there were any questions. There being none, Mr. White asked for any motions. Mr. Dunbar then made reference to the process for classification of roads and questioned how doing so affects development densities, using Wessinger Road as an example, which may ultimately be determined by direction from the Land Use Plan. Mr. Dunbar asked when the Land Use Plan was originally prepared and when it was updated last? Mr. White suggested that we could certainly look at the Land Use Plan, as that is an opportunity for the community to have input into desired development densities; however, due to the nature of the Performance Zoning Code

being a different way of doing business from any other nearby counties, the update process is not as extensive as is seen elsewhere. Mr. Leger then responded by saying that there was a Land Use Plan in existence; however, at this time did not have the details regarding its status. It is my understanding that the previous Planning Director had chosen to focus on building a robust GIS staff and database set for the utilization of the development community and in so doing, kept the plan constant by maintaining accurate data. It is my understanding that the Land Use Plan has not been updated in some time. Mr. White then requested staff to provide an update on the history of the Land Use Plan at one of the next available meetings. Staff agreed to do so. As there had yet to be a motion proposed on the road classifications, Mr. White then asked for a motion. Pat Dunbar made the motion to approve the road classifications as recommended. Keith Myhand seconded the motion. There was no further discussion and the vote for approval of the February and March 2016 and April 2016 road classifications was as follows:

In Favor: Spires
White
Matthews
Shealy
Dunbar
Myhand

Opposed: none

Not Present: Hutto
Lucas

Adjournment: With no further business the meeting was adjourned at 9:20 a.m.

Respectfully submitted,

(signature on file)

Holland Jay Leger, AICP
Secretary

Approved,

(signature on file)

Andy White
Vice-Chairman